



## 5310 & 5312 50 Street Thorsby AB

\$287,000

GREAT OPPORTUNITY for an investor. This side by side duplex approved by the Town of Thorsby as a fourplex within the R3 High Density Residential Land Use Bylaw #2000-05. Less than \$72,000 per unit. Each unit has a front entrance and separate side entrances. Two furnaces, 2 hot water tanks and 3 Washers/Dryers. 5310 - 684 sq ft Upper level with a kitchen, living room, flex area and primary bedroom. Lower unit 630 sq ft with 1 bedroom unit and shared laundry room. 5312 Upper unit 849 sq ft with 2 bedrooms and Basement unit is 786 sq ft 2 bedroom & laundry. All units have 4-piece bathrooms. Room measurements for 5012 are below. All RMS measurements are in the documents. Appliances: 4 Fridges, 4 Electric Stove, 3 Washers, 3 Dryers, 1 Dishwasher. 2023 New Hot Water Tank

Listing Presented By:



Originally Listed by:  
Maxwell Heritage Realty

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